150.0	0007	0003.B	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	878,100 / 878,100
					USE VALUE:	878,100 / 878,100
					ASSESSED:	878,100 / 878,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
36		GRAND VIEW RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ZIGMAN PAUL C /TRUSTEE &	
Owner 2:	LOWY DORIS A/TRUSTEE	
Owner 3:	36 GRANDVIEW RD RLTY TRUST	
Street 1:	36 GRAND VIEW RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	LOWY DORIS A -
Owner 2:	-
Street 1:	36 GRANDVIEW RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1934, having primarily Wood Shingle Exterior and 2059 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	421,500	600	456,000	878,100
Total Card	0.115	421,500	600	456,000	878,100
Total Parcel	0.115	421,500	600	456,000	878,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 426.43 | /Parcel: 426.4

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	99627
GIS Ref	
GIS Ref	
Insp Date	07/03/18

!11801!

PREVIOUS ASSESSMENT

Parcel ID: 150.0-0007-0003.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	421,500	600	5,000.	456,000	878,100	878,100	Year End Roll	12/18/2019
2019	101	FV	319,800	600	5,000.	427,500	747,900	747,900	Year End Roll	1/3/2019
2018	101	FV	319,800	600	5,000.	353,400	673,800	673,800	Year End Roll	12/20/2017
2017	101	FV	319,800	600	5,000.	324,900	645,300	645,300	Year End Roll	1/3/2017
2016	101	FV	319,800	600	5,000.	296,400	616,800	616,800	Year End	1/4/2016
2015	101	FV	312,000	600	5,000.	290,700	603,300	603,300	Year End Roll	12/11/2014
2014	101	FV	312,000	600	5,000.	270,200	582,800	582,800	Year End Roll	12/16/2013
2013	101	FV	312,000	600	5,000.	257,100	569,700	569,700		12/13/2012

PRINT

Date	Time
12/11/20	01:56:10

LAST REV

Date	Time
07/09/18	08:09:11
danam	
11801	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LOWY DORIS A,	1476-44		7/31/2015	Convenience	1	No	No		
ZIGMAN PAUL C	1175-94		8/6/1997	Family	1	No	No		Y

USER DEFINED

Prior Id # 1:	99627
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/14/2017	881	Redo Kit	80,000	C				
2/13/2004	150	Addition	148,626					2ND FL, PH1
4/30/1999	291	Manual	2,900					REBUILD PORCH
10/14/1992	506	Manual	3,000					NEW/WINDOWS-REP/RO

ACTIVITY INFORMATION

Date	Result	By	Name
7/3/2018	Meas/Inspect	DGM	D Mann
5/3/2018	MEAS&NOTICE	BS	Barbara S
11/8/2008	Meas/Inspect	189	PATRIOT
11/3/2005	Fieldrev-Chg	BR	B Rossignol
2/16/2005	Permit Visit	BR	B Rossignol
1/8/2000	Inspected	197	PATRIOT
11/30/1999	Mailer Sent		
11/23/1999	Measured	268	PATRIOT
7/13/1993		DR	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	80.	1.14	9									456,000						456,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	
Total:	456,000	Spl Credit		Total:	456,000				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1934	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.23528433
Const Adj.:	0.98990101
Adj $ / SQ:	152.851
Other Features:	93500
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	517753
Depreciation:	96302
Depreciated Total:	421451

COMMENTS

BMTGAR NON FUNC. OF = SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	2004
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

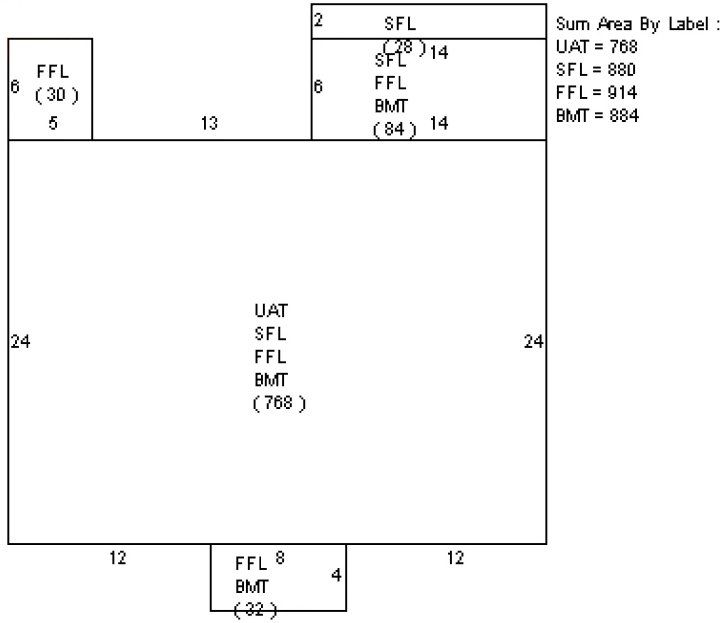
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	184.95
Special Features:	0	Val/Su Net:	146.86
Final Total:	421500	Val/Su SzAd	234.95

SKETCH



Sum Area By Label :
UAT = 768
SFL = 880
FFL = 914
BMT = 884

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	914	152.850	139,706
BMT	Basement	884	54.800	48,441
SFL	Second Floor	880	152.850	134,509
UAT	Upper Attic	192	61.140	11,739

Net Sketched Area:	2,870			Total:	334,395
Size Ad	1794	Gross Are	3446	FinArea	2059

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 150.0-0007-0003.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X12	A	AV	1995	4.85	T	19.2	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600